



MENDON HISTORICAL COMMISSION

20 Main Street
Mendon, MA 01756
historical@mendonma.gov
Wayne Wagner Chairman
Jane Lowell
Ellen Wagner
Don Colanton
Michael Goddard
Kathleen Schofield

Meeting Date	April 5, 2016 at 7pm
Location	Mendon Town Hall
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Ellen Wagner, Jane Lowell, Mike Goddard, Lynne Roberts and Dan Byer and Jeanne Koles

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:05 Presentation Dan Byer

Dan Byer came in to request CPA Historical Funds to convert the 16mm films of Mendon's 300th Celebration, which were located in Doug Taylor's garage. Dan mentioned that there were also many parade items from the town's 325th celebration. Matthew Taylor has current ownership of those items. Dan is hoping to show the film at the Drive In as part of the 350th Celebration. He requested \$1000.00 to digitize the films. Jane moved to request \$1000.00 from the CPA Historical account to pay for the conversion of the films. Don seconded the motion. All members voted in favor of the motion. Dan asked about ownership of the Taft Cemetery on Millville St. To date the Klinkman Family has maintained the site. It was believed that the Lamosse family owned the cemetery. Dan believes it is now in the jurisdiction of the town and would become the responsibility of the parks department. The Historical Commission thought it would be a good idea to bring this topic to the Board of Selectmen and Town Counsel to clarify who is the owner of the cemetery.

The Cook cemetery was mentioned and Jane suggested that Mr. Stewart be approached to see if he may know the whereabouts of the stones.

7:05 Review Meeting Minutes

Meeting minutes from February were reviewed. Kathy moved to accept the minutes as written. Mike seconded the motion. All voted in favor of the motion to accept.

7:40 Town Hall Sign Approval

The Commission reviewed the new proposal for the Town Hall Sign. Two errors were picked up and Wayne asked that we confirm the dates that the building served as the High School. Kathy will make the corrections and review a final proof.

7:10 Updates Miscosco Springs, Cox Property, 30 Miscosco Road and 29 Hastings Street

Jane reported the deal between Sylvan (Miscosco) Springs and Mr. Meehan fell through. She reported that there were additional inquiries on the building so as it stands there are still some options. The Cox property was partially cleaned out by Mr. Afonso. The Planning Board wants to see the remaining materials cleaned up. Until then they will not release any lots and the Cox house cannot be released until the work is completed to the board's satisfaction. The BOS and Town Counsel determined that the town is not obligated to offer first right of refusal on the house to Mr. Afonso who requested it. The sale status of 30 Miscosco Road is unclear right now.

The Commission discussed 29 Hastings Street and the fire department drill that was performed at that property. No Demolition Application was submitted for the structure and the 1840 Wood Homestead is included on the State Register of Historic Properties. The owner of the building did not follow the appropriate protocol.

The group reviewed the criteria of the Demolition Delay Bylaw and determined that the property meets criteria #1 and #4 of the Demolition Delay Bylaw and criteria A and C of the National Register of Historic Places. Jane moved to declare this structure historically significant based on meeting those criteria as set forth in the Demolition Delay Bylaw Chapter XXIV. Don seconded the motion. All members voted unanimously in favor of the motion. The homeowner will be notified by registered mail of the determination and process going forward. In the interim Commission members will meet with the Board of Selectmen to discuss the failure of the part of all parties involved to follow the proper procedure for demolition.

As a result of the ongoing issues the Commission is faced with, the group discussed additional measures needed in order to avoid future problems. The Commission will investigate closing gaps in the bylaw, examining demolition by neglect issues and proactive outreach measures that could be taken with homeowners whose properties may be at risk. Wayne suggested developing a comprehensive Preservation Plan to share with residents. This plan would look into any possible levels of assistance that can be shared with historic property owners.

7:45 Cemetery Bid Review and Award

Kathy completed reference checks on all three bids that were submitted for the Old Cemetery Restoration. Two had very strong support. The lowest and most responsible bid came from Gravestone Services LLC owner Kia Nalenz. The Commission reviewed the bids and Mike made a motion to award the contract to Gravestone Services. Don seconded the motion. All members voted in favor of the motion. Kathy and Jane will schedule Mr. Nalenz to come to Town and sign the contract with the Town Administrator.

7:45 Historic District Study Committee Report

Mike and Lynne reported back on their meeting with Dick Grady and John Trainor who presented their powerpoint on the History of Mendon. Of notable interest are the properties that define the Golden Age of Mendon. The committee is looking at setting the proposed district boundaries inside the Center Historic District. This would include the triangle of Maple Street, Hastings Street and Main Street. They are scheduled to meet with Chris Skelley on April 26th and invited the commission members to join them. It was suggested that we take advantage of the Memorial Day Parade to do some public outreach. We could set up a table to display maps and information on Historic Districts and introduce and hand out applications for the Historic Plaque Program as well.

7:20 Olney Cook Shop Signs

Kathy reported that she spoke with MHC regarding the nomination for the Cook Shop. They requested any paperwork we had submitted and asked that we send photographs of the restoration work done on the shop. Kathy sent the information to MHC. Betsy Friedberg at the National Register Nomination office will review the information and let us know if they think the shop is still eligible and if so they will instruct us on the next steps.

Don felt it would be a good time to have Jeanne come in and review what she has done to date. He also reached out to Dick Grady to gather more information on the cottage shop industry. We discussed the need for more tangible information and documentation to support that approach for the signs. Kathy suggested Don check the Hope1842 site to see if he could locate town directories from the 1800's. The Commission discussed some of the other remaining shops in town and thought we might collect any information and photographs to see if they would fit the story line.

Don suggested we move forward with the exterior sign and add a plaque to that sign if and when we did receive NHR or SR status. The Commission members agreed.

7:45 Meeting with Mr. Wheeler



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Mr. Wheeler arrived to discuss the status of the Miscoe Springs structure. He spoke with Mr. Ed Nilsen who had contacted Jane through the Mass Listserv. He found him to be very intelligent and a good resource for generating ideas. He did ask that the Commission filter through the inquiries first before connecting with his company.

Don shared the feedback we received from Mary Bulso and architect David Eisen and their impression that in their professional opinion there was not a clear viable option for the structure.

Mr. Wheeler said he would be looking at a Market Rate Condo model and would take a look at the Hopedale School Project. He felt we needed to find an end user to make adaptive reuse viable. Wayne asked what his time frame might be for the Commission to collect a possible proposal. Mr. Wheeler suggested at least a few months so we can continue to search on our end. He also asked that we sign the demolition permit, which would allow him to demo the steel buildings. There was concern expressed by members that the permit was worded to allow for demolition of the stone structure as well. Mr. Wheeler said he was not interested in filing another permit but gave his word that he was not going to demolish the stone building without giving the Commission plenty of time to plan ("several months"). He has to wait until the market is right to remove the steel structures and needs the flexibility to be able to remove them when the time is right. He said he would secure the stone structure after those outbuildings are removed to protect the interior from vandals and deterioration.

The Commission agreed to meet in two months to discuss any new findings or solutions. The Commission thanked Mr. Wheeler for coming out to work with the group.

8:00 RFP Cemetery Phase 1

Kathy reported that she did not complete the RFP but expects to do so by the end of the week and pass it along to town counsel. She felt we would still make the end of the month deadline to post on the Central Register. She will update the members on the timeframe.

8:10 Library Roof

Dan Gardner placed a temporary Ice and Water Shield on the Library roof last month. Jane arranged for Olde Mohawk Restorations to come out and put together a quote in time to put the library roof on the March STM warrant. The quote includes stripping the old roof, replacing rotting sheathing and shingles, ice and water shield, new roof shingles, step flashing and a new gutter system. The total quote for the work is \$48,500.00. Anne asked Jane to get a second quote from Mohawk omitting the south side of the roof (that side appears to be in good condition). That figure was \$38,500.00.

The group discussed if now was a good time to do the replacement as we might have some proposed changes from the campus study that could potentially change the roofline and eventually the scope of the work. The members decided to place it on the March Warrant and leave the option open to remove it. Mike Goddard made a motion to appropriate \$48,500.00 from CPA Historic Funds for the repair and replacement of the 1896 Taft Public Library Roof with the option to pass over the warrant article if deemed appropriate by the Historical Commission. Kathy seconded the motion. All members voted in favor of the motion.

8:20 Historic District Study Committee

Mike and Lynne are ready to start the study group. He has reviewed the Amherst Historic District Bylaw and all of the information that was provided to him by the Commission. He has been reviewing the MACRIS Maps as well to familiarize himself with the boundaries. He would like to schedule their first meeting this

month and contact Dick Grady and John Trainor to provide the historical information on the district. He felt the process could go much faster than the suggested 18 months and it should follow the momentum of the Town's 350th Celebration and the Town Hall Campus Study.

Kathy shared the Uxbridge Historical Commission contact with Mike. They have agreed to meet with the group and share their experiences developing their Historic District.

8:30 Cox Property Update

Jane reported that Afonso has agreed to pay the conservation fee for the property he purchased. Chief Horn has asked that the remains of the barn be properly disposed of.

8:35 35 Cape Road

Kathy and Jane reported on their visit to the Cape Road Property. They have been in touch with both Marcus Wenger (the expected new owner of the parcel that includes the house) and Brian Mazar who currently represents NEFC, the owners of the property. They toured the house to evaluate the condition. There was a discussion on possible options to rehabilitate the house. Brian has agreed to speak to the board and find out their thoughts on repurposing the house. He will be back in touch with the Commission members after his meeting.

There are still items that were left behind that are of historical significance and a request was made to consider a donation of those items to the Historical Society.

8:40 Historic Plaque Program

The Commission discussed options to help finance the historic circa house plaques. The program is ready to launch but the individual cost will be approximately \$50 each. It was agreed to search for another means to pay for or offset the price to homeowners. The option to request funding for the educational signs for the Olney Cook Shop was discussed. That would free some cash to help with the plaque program.

8:50 Mendon 350th Celebration and Millville 100th Celebration

The 350 Celebration Committee is meeting Tuesday February 9th and would like to invite the Commission to attend. Dick Grady has presented a list of programs the Historical Society has developed that may be incorporated in the celebration. Millville will celebrate their 100th some time in May 2016. We will look into some presentation of a gift to the Town. Wayne has offered to pay for the gift. We will look at the 325th video to see what gifts were presented to the Town of Mendon. Ellen has offered to watch the video and check.

8:55 Demolition Delay By Law Input

The Commission will discuss this at a later date.

9:00 Town Email Registration

Jane handed out an instruction sheet and reviewed the process for signing up. The Commission will communicate through the Town email server.

9:10 Adjourn

Don moved to adjourn the meeting. Ellen seconded the motion. All members voted in favor of adjourning. The next meeting will be scheduled for Tuesday March 1, 2016.